

PREPARED BY AND RETURN TO:
SLOCUM LAW FIRM, P.L.L.C.
329 Tate Street
Senatobia, MS 38668
Phone: (662) 301-0035

GRANTORS' ADDRESS AND PHONE:
12160 Lee Road
Byhalia, MS 38611
PHONE: 901-489-5249
PHONE: N/A

GRANTEE'S ADDRESS AND PHONE:
7240 Craft-Goodman Road
Olive Branch, MS 38654
PHONE: 662-890-4555
PHONE: N/A

Property Location: Sections 7 , Township 3, Range 5; Section 12, Township 3, Range 6
Parcel Nos.: A portion of 3053-07000-00007.00, A portion of 3061-12000-00001.00, A portion of 3061-12000-00002.01, and A portion of 3061-12000-00002.02

WARRANTY DEED

BETTY LEE ELDER, ET AL

TO

DREW DEPRIEST

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Ed King, as Administrator of the Estate of Virginia Ellen Elder King, which is

pending in Cause No.: 09-05-1066 in the office of the Chancery Clerk of Desoto County, Mississippi and pursuant to a powers of attorney for Betty Lee Elder, also known as Betty Lou Lee, recorded in Book 130 at Page 592 and Book 136 at Page 375 in the office of the Chancery Clerk of Desoto County, Mississippi, do hereby SELL, CONVEY, AND WARRANT unto DREW DEPRIEST all my right, title and interest in and to the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:

TRACT I

37.339 acres of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 West, DeSoto County, Mississippi and described as follows:

Commence at a cotton picker spindle in Box Corners Road at the northwest corner of Section 12, Township 3 South, Range 6 West; thence South 00°20'34" West a distance of 461.31 feet to a point on the Section Line; thence South 84°42'53" East a distance of 30.16 feet to a ½" iron rod set on the eastern 30 foot right of way of Box Corners Road and the POINT OF BEGINNING; thence with John Russum property (Deed Book 397, Page 447) South 84°42'53" East a distance of 2627.12 feet to a ½" iron rod set; thence South 00°16'56" West a distance of 711.01 feet to a ½" iron rod set; thence generally along old fence and terrace the following 3 calls: North 81°08'56" West a distance of 577.49 feet to a ½" iron rod set; thence North 84°28'12" West a distance of 1172.49 feet to a ½" iron rod set; thence North 61°41'17" West a distance of 478.65 feet to a ½" iron rod set; thence North 75°54'32" West a distance of 464.48 feet to a ½" iron rod set on the eastern 30 foot right of way of Box Corners Road; thence North 00°24'17" West a distance of 411.06 feet to a ½" iron rod, which is the POINT OF BEGINNING having an area of 37.339 acres.

TRACT II

21.500 acres of land located in the Northeast Quarter of Section 12, Township 3 South, Range 6 West, Desoto County, Mississippi and described as follows:

BEGINNING at a 1 inch pipe at the northwest corner of the Northeast Quarter of Section 12, Township 3 South, Range 6 West, thence along section line South $89^{\circ}58'33''$ East a distance of 2613.89 feet to a $\frac{1}{2}$ " iron rod set on the western 40 foot right of way of Lee Road, (referenced by a cotton picker spindle in Lee Road at the Northeast Corner of Section 12, Township 3 South, Range 6 West at South $89^{\circ}58'33''$ East a distance of 32.80 feet); thence with a curve turning to the left with an arc length of 208.91 feet having a radius of 1435.59 feet with a chord bearing of South $03^{\circ}30'16''$ West and a chord length of 208.72 feet to a point; thence South $01^{\circ}08'26''$ West a distance of 150.85 feet to a $\frac{1}{2}$ " iron rod set on the western 40 foot right of way of Lee Road; thence North $90^{\circ}00'00''$ West a distance of 2599.90 feet to a $\frac{1}{2}$ " iron rod set on the west line of the Northeast Quarter of said Section 12; thence North $00^{\circ}16'56''$ East a distance of 360.26 feet to a 1 inch pipe found, which is the POINT OF BEGINNING having an area of 21.500 acres.

TRACT III

17.590 acres of land located in the Northeast Quarter of Section 12, Township 3 South, Range 6 West, Desoto County, Mississippi and described as follows:

Commence at a 1 inch iron pipe found at the northwest corner of the Northeast Quarter of Section 12, Township 3 South, Range 6 West, thence South $00^{\circ}16'56''$ West a distance of 1031.75 feet to a $\frac{1}{2}$ " iron rod set and the POINT OF BEGINNING; thence South $90^{\circ}00'00''$ East a distance of 2589.91 feet to a $\frac{1}{2}$ " iron rod set on the western 40 foot right of way of Lee Road; thence with said right of way of Lee Road the following 3 calls: with a curve turning to the left with an arc length of 72.73 feet having a radius of 9295.25 feet with a chord bearing of South $00^{\circ}17'50''$ West and a chord length of 72.73 feet to a point; thence South $00^{\circ}02'10''$ East a distance of 197.19 feet to a point; thence with a curve turning to the left with an arc length of 37.17 feet having a radius of 5759.88 feet with a chord bearing of South $00^{\circ}13'15''$ East and a chord length of 37.17 feet to a point

(referenced from a ½" iron rod found at South 89°30'04" East a distance of 8.03 feet); thence North 89°30'04" West a distance of 2591.30 feet to a ½" iron rod set on the west line of the Northeast Quarter of said Section 12; thence North 00°16'56" East a distance of 284.52 feet to a ½" iron rod, which is the POINT OF BEGINNING having an area of 17.590 acres.

TRACT IV

17.789 acres located in the Northeast Quarter of Section 7, Township 3 South, Range 5 West, Desoto County, Mississippi and described as follows:

Commence at a cotton picker spindle in Lee Road at the Northwest Corner of Section 7, Township 3 South, Range 5 West; thence South 90°00'00" East a distance of 2790.09 feet to a point; thence South 00°00'00" East a distance of 1178.39 feet to a 3/8" iron rod found; thence South 89°40'30" East a distance of 9.82 feet to a point on the eastern 50 foot right of way of Red Banks Road; thence South 00°39'48" East a distance of 254.27 feet to a ½" iron rod set and the POINT OF BEGINNING; thence South 84°28'35" East a distance of 1002.26 feet to a ½" iron rod set; thence North 89°40'30" East a distance of 1629.76 feet to a ½" iron rod set; thence South 01°27'18" East a distance of 452.09 feet to a ½" iron rod set; thence South 85°54'20" West a distance of 413.38 feet to a ½" iron rod set; thence North 75°03'22" West a distance of 1241.86 feet to a ½" iron rod set; thence South 89°40'30" West a distance of 1023.70 feet to a ½" iron rod set on the eastern 50 foot right of way of Red Banks Road; thence North 00°39'48" West a distance of 254.27 feet to a ½" iron rod set, which is the POINT OF BEGINNING having an area of 17.789 acres.

These descriptions were prepared from a survey performed by Professional Land Services, Inc. located in Ripley, Mississippi on March 12, 2010. All bearings and distances are True Bearings as determined from a GPS observation having a geodetic location of Latitude 34°50'08.8" (North) and Longitude of 89°46'44.2" (West) for bearing orientation.

There is excepted from the warranty of this deed the 2010 assessments and liens, which attached by operation of law on

January 1, 2010, but which taxes are not due and payable until on or before January 1, 2011; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of Desoto County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

WITNESS MY SIGNATURE on this the 29th day of March, 2010.



ED KING, Administrator of the
Estate of Virginia Ellen Elder
King, Deceased



BETTY LEE ELDER, also known as
BETTY LOU LEE, by Ed King by
virtue of Powers of Attorney
recorded in Book 130 at Page
592 and Book 136 at Page 375 in
the office of the Chancery
Clerk of Desoto County,
Mississippi

STATE OF MISSISSIPPI

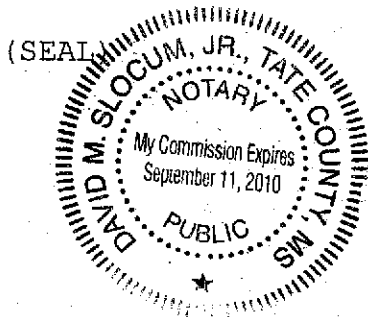
COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ED KING, Administrator of the Estate of Virginia Ellen Elder King, deceased, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed after having been duly authorized so to do.

GIVEN under my hand and official seal of office on this the 29th of March, 2010.



NOTARY PUBLIC



STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ED KING, as Power of attorney for BETTY LEE ELDER, also known as BETTY LOU LEE, who did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the

29th

of March, 2010.


NOTARY PUBLIC

